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*City of Glendale*

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## **HISTORIC PRESERVATION ELEMENT**

*of the General Plan*

Planning Division  
September 1997

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Jerry Wasser, Project Manager; Vincent C. Gonzalez, Planning Associate;  
Carmen Lukassian, Office Services Supervisor; Jose Rodriguez, Administrative Intern

RESOLUTION NO. 97-163

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF GLENDALE, CALIFORNIA,  
AMENDING THE HISTORIC PRESERVATION ELEMENT  
OF THE GENERAL PLAN  
(GENERAL PLAN AMENDMENT NO. 97-2)

WHEREAS, The City Council has conducted a noticed public hearing pursuant to the provisions of Sections 2.68.130 of the Glendale Municipal Code and Chapter 3, Title 7 of the Government Code of the State of California; and

WHEREAS, the State of California Government Code allows cities to adopt optional elements as part of their General Plan; and

WHEREAS, the City Council has received and accepted the proposed General Plan Amendment No. 97-2; Historic Preservation Element, prepared by the Planning Division; and

WHEREAS, the Historic Preservation Commission reviewed the draft Historic Preservation Element at a noticed public hearing on September 8, 1997, and has recommended adoption thereof to the City Council; and

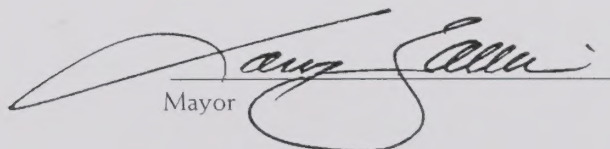
WHEREAS, the Planning Commission of the City of Glendale held a noticed public hearing on the Historic Preservation Element on September 8, 1997, and has recommended adoption thereof to the City Council; and

WHEREAS, the City Council has found that General Plan Amendment No. 97-2 promotes and protects the public health, safety, comfort, convenience, and general welfare of the citizens of Glendale;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Glendale, that General Plan Amendment No. 97-2, being a revised and updated Historic Preservation Element of the General Plan, is hereby approved and adopted and supersedes the City's previous Historic Preservation Element of the General Plan.

This resolution shall become effective 30 days after the date of adoption.

Adopted this 30th day of September, 1997.

  
Mayor





# HISTORIC PRESERVATION ELEMENT

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# HISTORIC PRESERVATION ELEMENT

## STATE OF CALIFORNIA

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#### CITY OF [ ]

##### CHAPTER [ ]

###### ARTICLE [ ]

###### SECTION [ ]

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## EXECUTIVE SUMMARY

The identity of a community is, in part, derived from its past. As generations come and go and memories fade, people and events may lose some of their important place in history. The preservation of a community's historic resources - buildings, sites and objects - aids in clarifying the past while setting the stage for the future. Recognition and preservation of important sites also assures a "sense of place" which strengthens the ability of people to bond with the community. A sense of permanence fosters public ownership and stewardship for a community among its residents. In an age where change is present and swift in so many facets of life there is comfort to be derived in identifying, documenting and preserving portions of the community which represent achievement or a level of quality that is noteworthy and engenders stability and permanence.

The Historic Preservation Element delineates a course of action through goals, policy objectives and implementation measures which Glendale will pursue into the next millennium. As the end of the twentieth century approaches, it becomes even more imperative that a preservation ethic for the City be continued.

Since the 1930s Glendale has had a strong commitment to historic preservation. This commitment has been manifested in the purchase, restoration and maintenance of outstanding examples of historic structures and sites. Additionally, the City has provided protection for designated historic resources since the adoption of the original Historic Preservation Ordinance in 1985. The Historic Preservation Commission was established that same year to assist in the administration of the Ordinance.

California State planning law identifies general plan historic preservation elements as optional. However, Glendale adopted its first Historic Preservation Element in 1977 - one of the first local jurisdictions in the State to do so. The City's innovative approach continues as witnessed by the adoption of amendments to the Historic Preservation Ordinance in 1996 (which includes a range of incentives for owners of privately held historic resources) and the preparation of this updated Element.

This Element sets policy direction and reinforces Glendale's preservation ethic. A listing of designated local historic resources is contained in the Glendale Register of Historic Resources.







## INTRODUCTION

### 1.1 PURPOSE

The Historic Preservation Element of the General Plan reinforces the preservation ethic of the City of Glendale. Through the implementation of the goals and policy objectives stated in the document, the historic preservation posture of the City is defined. Glendale, through such implementation, takes a decisive approach to historic resource planning. California State law (Government Code Section 65303) does not require the inclusion of historic preservation elements in general plans as a statutory mandate; rather such elements are optional. Since historic preservation in Glendale is of utmost importance to the community, this element has been prepared.

### 1.2 LEGAL BASIS FOR COMMUNITY RESOURCE PROTECTION

The City of Glendale has chosen, through provisions in the Glendale Municipal Code (G.M.C.), to establish processes to preserve its designated historic properties. These are specified in Sections 15.20.010 through 15.20.120 of the G.M.C (1995).

The California Environmental Quality Act (CEQA), the National Environmental Protection Act (NEPA) and the National Historic Preservation Act provide safeguards for archaeological and historic resources at the State and Federal government levels.

Even though this element is optional, it follows specified procedures developed for mandatory elements in terms of contents, style, and process.

### 1.3 SIGNIFICANT ACTIONS WHICH HAVE ESTABLISHED THE VALUE OF HISTORIC PRESERVATION

The characteristics of "place" are in large part defined by the events which have occurred over time. The people who have taken part in those events, in many instances, have left their "marks" on the natural and built environment. In order to recognize Glendale's sense of place, City Council in 1977 adopted the Historic Preservation Element of the General Plan. That element promoted the importance of saving Glendale's significant historic



resources for present and future generations. Then, in 1985 the City enacted the historic preservation ordinance as part of the Glendale Municipal Code. That ordinance helped to implement the Element and instituted legally required procedures for historic resource protection.

Preservation provides a sense of permanence, aids in the protection of quality buildings, and enhances property values. Glendale has long recognized the significance of preservation. This is evidenced by its purchase of the Casa Adobe de San Rafael and subsequent restoration in 1932. This action set in motion what has become a tradition of active and innovative preservation. Among other events this tradition has included:

- The acceptance of El Miradero, the former home of Leslie Brand and its conversion to a library facility, art center, and park.
- The purchase and maintenance of the Verdugo Adobe.
- The purchase, restoration and maintenance of The Doctors' House.
- The purchase of the former Southern Pacific Railroad Depot.
- The establishment of the Historic Preservation Commission, which reviews major projects on designated historic resources.
- Participation in the Federal Certified Local Government program, which permits competition for grant monies annually from the State of California allocation of the National Historic Preservation Fund. These funds have enabled surveys of various portions of Glendale, resulting in the successful listing of several privately held properties on the National Register of Historic Places.
- The purchase and operation of the Inter-Valley Ranch (Deukmejian Wilderness Park); the stabilization and rehabilitation of the historic Le Mesnager Winery Barn as a historic and environmental interpretive exhibit space.
- The adoption of the "property tax incentive program" (Mills Act) for historic resources.
- The purchase, rehabilitation and maintenance of the Alex Theatre.
- The restoration and relocation of the Miss American Green Cross statue.



*Casa Adobe de San Rafael*

- The purchase, stabilization, and rehabilitation of the E. D. Goode House.
- The amendment of the Historic Preservation Ordinance, which includes a broad range of legal incentives for designated historic resources.

#### **1.4 EFFORTS TO PRESERVE COMMUNITY CHARACTER, GENERAL COMMUNITY GOALS, AND DESCRIPTION OF PAST SURVEYS AND FUTURE NEED**

The City of Glendale has had a long standing financial commitment to preserve its historic resources. This tradition began with the purchase of the Tomas Sanchez Adobe (later renamed Casa Adobe de San Rafael) in 1932. The house has since been restored as a museum and the grounds have been developed as a public park. In 1945 Leslie C. Brand (probably Glendale's most prominent early promoter and developer) bequeathed his home, El Miradero, to the City with the express caveat that it be used as a library and park. The structure and grounds have been rehabilitated for those purposes. In more recent years The Doctors' House, the Verdugo Adobe and the Oak of Peace, the Miss American Green Cross statue, the Alex Theatre, and the E. D. Goode House have been purchased, restored or rehabilitated, and maintained using City funds as well as monies obtained through State and Federal grants. Plans for rehabilitating the former Southern Pacific Railroad Depot were approved in 1995.

Historic preservation planning efforts have also occurred. In 1977 Glendale adopted one of the first general plan historic preservation elements in California. This element identified and provided recommended measures for preserving 34 historic resources. In order to aid in the



implementation of the goals and policies established in the Historic Preservation Element, the City Council adopted the original Historic Preservation Ordinance as provisions of the Glendale Municipal Code (G.M.C.) in 1985. This Ordinance was subsequently amended in April, 1996 to provide benefit based incentive programs to encourage owners of designated historic properties to preserve their valuable historic resources. The incentives contained in the ordinance include a property tax incentive program (which may potentially save a historic property owner more than 50 percent of current property tax assessments); relaxed parking requirements for changes in use or increased floor area, and the allowance of limited commercial uses in residential zones. Additionally, the ordinance was made internally consistent and provisions were added to streamline the review process for projects affecting historic resources. Furthermore, the amendments eliminated duplicative work by the Design Review Board by investing authority for review of historic resources solely in the Historic Preservation Commission.

The year 1985 also witnessed the creation of the Historic Preservation Commission (HPC), a lay commission appointed by the City Council. The HPC advised City Council on all matters pertaining to historic preservation. The authority of the Commission was expanded by the adoption of the Historic Preservation Ordinance amendments in 1996, which gave it limited decision making powers.

The City sought and received Certified Local Government (CLG) status from the National Park Service and the California State Office of Historic Preservation in 1986. The CLG program is defined in the National Historic Preservation Act of 1966. CLG designation bestows on a local jurisdiction the recognition of being professionally capable of administering its historic resources, an honor which had been given to only 30 local governments in California as of January, 1996. CLG status allows participation in the competition for grant monies from the National Historic Preservation Fund on an annual basis. This competition has resulted in the awarding of four CLG grants to the city since 1989 which have amounted to a total of \$19,429.00. These funds have provided the base for conducting three community historic resource surveys, five National Register of Historic Places nominations and two National Register of Historic Places listings, as well as paying for continuing education of the Historic Preservation Commissioners. Glendale actively pursues these grants and is committed to doing so in the future.

Using grant funds reconnaissance level historic resource surveys have been completed of:

- Stone houses in the communities of Montrose and La Crescenta were surveyed in 1989 by Planning Division staff;
- The Older Downtown Area roughly bounded by Wilson Avenue on the north, Harvard Street on the south, Maryland Avenue on the west, and Cedar Street on the east was surveyed in 1991 by consultants hired by the City; and,
- The southwest portion of Glendale which primarily comprises the area encompassed in the South Brand Boulevard Specific Plan was surveyed in 1993 by consultants hired by the City.

The five National Register of Historic Places nominations included:

- The Hotel Maryland, 202 East Wilson Avenue;
- The Byram House, 227 North Everett Street;
- The E. D. Goode House, 119 North Cedar Street;
- The Glendale Y.M.C.A., 140 North Louise Street; and,
- The Hotel Glendale, 701 East Broadway.

Two of the above properties have been listed on the National Register of Historic Places--the Hotel Glendale and the Glendale Y.M.C.A. Additionally, the E. D. Goode House has been officially declared eligible for listing on the National Register.

There is a continuing commitment to seeking the prestigious listing of Glendale's privately and publicly held historic properties on the National Register. This is evidenced by the listing of the Alex Theatre in 1996 and the Glendale Southern Pacific Railroad Depot in 1997.

Grant funds are continually pursued in order to survey, identify, and document additional historic resources. This source of monies becomes more important in times of dwindling governmental budgets. However, private funding sources will become more and more important.

Also, in the mid - 1980's the Glendale Historical Society, in conjunction with the City, conducted a survey of the older core area of Glendale. The information yielded by this survey has proved to be very valuable as redevelopment plans for this area are formulated.

And, in order to satisfy a mitigation measure of the San Fernando Road Corridor Redevelopment Project Area Environmental Impact Report, a reconnaissance level sur-



vey was conducted. This survey identified 15 properties as being potentially eligible for the National Register of Historic Places.

Other environmental compliance surveys have been conducted to identify archaeological resources within the City of Glendale. As of June, 1997, 36 archaeological resource surveys had been conducted within or adjacent to Glendale city boundaries. For the most part, these surveys have concentrated on the undeveloped or open space areas of the city, however, since archaeological sites are often associated with historic buildings and structures, such studies have also been required in the more urban areas of town.

One prehistoric archaeological site, described as a seasonal campsite with an associated Indian cemetery, and one historic archaeological site, the possible remains of an old orphanage in Dunsmore Canyon, have been identified as a result of past archaeological investigations in the city. Several other prehistoric Indian sites and villages have been identified just outside of the city's borders, indicating that Glendale may have additional prehistoric archaeological resources that have yet to be discovered.

Copies of the above referenced historic resources surveys are available in the Planning Division office.

### **1.5 PUBLIC SECTOR RESPONSIBILITIES TOWARD PUBLICLY OWNED HISTORIC RESOURCES**

The list of designated historic resources within the Glendale Register of Historic Resources formerly included those listed in the Historic Preservation Element. It is interesting to note that the financial commitment Glendale has made to the purchase of 10 of these resources amounts to several millions of dollars. The initial purchase commitment is compounded by the cost of restoration, rehabilitation, renovation, repair, and maintenance. The designated resources which the city has played a major role in preserving include:

- Oak of Peace and Verdugo Adobe  
2211 Bonita Drive
- The Doctors' House  
1601 West Mountain Street
- El Miradero  
1601 West Mountain Street



*The Doctors' House*

- E. D. Goode House  
119 North Cedar Street
- Former Southern Pacific Railroad Depot  
400 West Cerritos Avenue
- The Inter-Valley Ranch (now known as Deukmejian Wilderness Park and Le Mesnager Historical Barn)  
Northerly Terminus of Dunsmore Avenue (in Dunsmore Canyon)
- Statue of Miss American Green Cross  
1601 West Mountain Street
- Alex Theatre  
216 North Brand Boulevard

Stewardship of these properties is vested in Parks, Recreation, and Community Services, Library, Facilities Maintenance and the Glendale Redevelopment Agency. In the case of the E. D. Goode House, the Community Development and Housing Division purchased the house and funded its rehabilitation. It then entered into an agreement by which the Crippled Children's Society of Southern California which owns and operates the facility as a passive recreation center and office for the residents of an associated apartment complex for disabled adults and their families.

Through its ownership and stewardship of many historic resources the City of Glendale continues to demonstrate a belief in the intrinsic value and sense of place which history gives to a community. Such a belief may also serve as an example and serve as an incentive for private owners of historic properties to act in a similar fashion.





## 1.6 RELATIONSHIPS OF PRESERVATION TO THE PLANNING PROCESS

The State of California General Plan Guidelines discuss the need for internal consistency among elements of a general plan. The goals, objectives, policies and implementation strategies are consistent with the Land Use, Housing, and Recreation Elements. Throughout the preparation of this document consistency and coordination has been maintained not only with other general plan elements, but also with the Glendale Strategic Plan, the Greater Downtown Strategic Plan, the Neighborhood Task Force Program, and the Historic Preservation Ordinance.

### Glendale Strategic Plan

The goal of the Glendale Strategic Plan is to develop a vision for the year 2010. Ten strategic directions are at the heart of this process. The Historic Preservation Element most directly addresses Direction 3 - Quality of Life - which ensures that Glendale is a city which cares about its people, values diversity, and provides its citizens opportunities for growth, personal enrichment and enjoyment. It is the purpose of the Historic Preservation Element to provide Glendale with policies and implementation strategies for the preservation of its historic resources.

### Greater Downtown Strategic Plan

The City of Glendale and the Glendale Partners (a group of civic leaders) initiated the preparation of the Greater Downtown Strategic Plan (GDSP). That plan focuses attention on the stabilization and future direction of the Greater Downtown area. The GDSP is a guiding vision and policy framework for the future of downtown Glendale. The GDSP's mission statement is consistent with the policies of the City General Plan and the Historic Preservation Element.

### Neighborhood Task Force Program

The Neighborhood Task Force is part of an innovative approach aimed at maintaining and improving the quality and livability of Glendale's neighborhoods. The basic precept of the program is that local residents, business owners, and community organizations must be involved in planning efforts to improve their own neighborhoods. The goals and policies of the Historic Preservation Element are consistent with those of the task force because of the role that historic resources play in contributing to the quality of life in any given neighborhood.

### Historic Preservation Ordinance

The provisions of the Glendale Municipal Code relative to historic preservation (Historic Preservation Ordinance) provide a tool for implementing the Historic Preservation Element. The Ordinance encompasses the privileges of historic property ownership. The incentives include a property tax reduction component (Mills Act), which has been demonstrated statewide to provide substantial savings in property tax assessments which may be used to restore, rehabilitate, renovate, or maintain designated historic resources. Other available incentives are: relaxed parking requirements for uses in historic resources; and, the allowance of limited commercial uses in historic resources which are located in residential zones.

## 1.7 RELATIONSHIP BETWEEN PRESERVATION AND EDUCATION

The Historic Preservation Commission can provide public education on preservation matters through the Glendale Municipal Code provisions (GMC Section 2.76.100). Such provisions state:

- "...encourage public understanding of and involvement in the unique historical, architectural, and environmental heritage of the city through educational and interpretative programs;"
- "...recommend and encourage the protection, enhancement, appreciation, and use of structures of historical, cultural, architectural, community, or aesthetic value which have not been designated as historic resources but are deserving of recognition;"
- "...advise city council and city boards and commissions as necessary on historic preservation issues;..."

City Council annually proclaims May as "Historic Preservation Month" in Glendale. The city generally uses the theme of the National Trust for Historic Preservation's "National Preservation Week" for a display in City Hall. Encouragement is also given to the Glendale Unified School District, Glendale Community College, and private educational institutions to conduct special history and historic preservation programs during May of each year.

Glendale also sponsors various annual events which are aimed at an appreciation of history and preservation. Foremost among these is "The Days of Verdugo" which focuses attention on the founding Spanish land grant

family of this region. Other special events have included the city's 90th Birthday Celebration, which included recognition of the city's accomplishments and those of its recent and long time residents.

## **1.8 NATIONAL, STATE OF CALIFORNIA AND GLENDALE REGISTER CRITERIA**

The historic designation of resources at various governmental levels assigns significance of varying degrees to a property. Such significance may be determined in different ways. For example, a property of local importance may be recognized as such at the local, State and Federal levels because its characteristics are so outstanding. In addition, designation at the different governmental levels may afford the owner of the property benefits not otherwise available-for example, the Federal income tax credit for historic property ownership.

The following is a brief summary of criteria for listing a property in the National Register of Historic Places, the State of California Register of Historical Resources, and the City of Glendale Register of Historic Resources.

- **National Register of Historic Places**

The National Register has four criteria for evaluation in addition to, "...The quality of significance in American history, architecture, archaeology, engineering, and culture [which] is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association..." (National Register Bulletin 15).

These criteria are:

- Association with events that have made a significant contribution to the broad patterns of our history.
- Association with the lives of persons significant in our past.
- Distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Resources which have yielded, or may be likely to yield, information important in prehistory or history.

Seven Glendale properties have been listed on the National Register using these criteria. They are:

- Verdugo Adobe and Oak of Peace  
2211 Bonita Drive
- U.S. Post Office  
313 East Broadway
- Hotel Glendale  
701 East Broadway
- The Derby House  
2535 East Chevy Chase Drive
- Alex Theatre  
216 North Brand Boulevard
- Glendale YMCA  
140 North Louise Street
- Glendale Southern Pacific Railroad Depot  
400 West Cerritos Avenue

- **State of California Register of Historical Resources**

The State of California has a priority ranking system for resources which encompasses, in descending order of importance, California Register designation, State Historical Landmark designation, and State Points of Historical Interest. This document will focus only on the California Register. Those properties eligible for this list include the following:

- Existing Registered State Historical Landmarks.
- All properties listed on or formally determined to be eligible for the National Register.
- All properties designated under local ordinances or listed on historical resource surveys which meet criteria established by the State Office of Historic Preservation. The properties listed in the 1977 Historic Preservation Element are eligible for listing on the California Register of Historical Resources.

- **City of Glendale Register of Historic Resources**

Section 15.20.050 of the Glendale Municipal Code establishes findings for designating local historic resources. These findings include:

- Identification of interest or value as part of the heritage of the city.



- Location of a significant historic event.
- Identification with a person, persons or groups who significantly contributed to the history and development of the city; or whose work has influenced the heritage of the city, State, or the United States.
- Exemplification of one of the best remaining architectural types in a neighborhood; or contains outstanding or exemplary elements of attention to architectural design, detail, materials, or craftsmanship of a particular historic period.
- Location which is unique or contains a singular physical characteristic representing an established and familiar visual feature of a neighborhood.
- Location as a source, site, or repository of archaeological interest.
- Location containing a natural setting that strongly contributes to the well being of the people of the city.

Included in the Glendale Register of Historic Resources are the remaining twenty-eight of the thirty-four resources identified in the 1977 Historic Preservation Element. These are:

Verdugo Adobe	2211 Bonita Dr.
Oak of Peace	2211 Bonita Dr.
Casa Adobe de San Rafael	1330 Dorothy Dr.
Taylor House	1027 Glenwood Rd.
Richardson House	1281 Mariposa St.
Doctors' House	Brand Park
El Miradero	Brand Park
Goode House	119 N. Cedar St.
Toll House	400 West Cerritos Ave.
Southern Pacific Railroad Depot	1521 N. Columbus Ave.
Le Mesnager Historic Barn	Northerly Terminus of Dunsmore Ave.
Statue of Miss American Green Cross	Brand Park
G.A.R. Meeting Hall	902 S. Glendale Ave.
Glendale Y.M.C.A.	140 N. Louise St.
Masonic Temple	234 S. Brand Blvd.
Security Trust and Savings Bank	100 N. Brand Blvd.
Hotel Glendale	701 E. Broadway
Harrower Lab	920 E. Broadway
Grand Central Air Terminal	1310 Air Way
Alex Theatre	216 N. Brand Blvd.

Jones House	727 W. Kenneth Road
Derby House	2535 Chevy Chase Dr.
Calori House	3021 Chevy Chase Dr.
Rodriguez House	1845 Niodrara Dr.
Homeland	1405 East Mountain St.
Brockman Clock Tower	1605 Arbor Dr.
Lorelei	330 Kempton Rd.
Walters House	3000 Sparr Blvd.

## 1.9 HISTORIC CONTEXT STATEMENT

A "historic context statement" is generally defined as a body of information about historic properties organized by theme, place, and time. Historic context is linked with tangible historic resources through the concept of "property type." A property type is a "grouping of individual properties based on shared physical or associative characteristics." The context statement provides a framework for identifying significant historic resources.

### Location and Boundaries of Glendale

The City of Glendale consists of approximately thirty square miles located about six miles north of downtown Los Angeles. It is bounded by the communities of La Cañada Flintridge, La Crescenta, and Montrose on the north, Pasadena and the Eagle Rock section of Los Angeles on the east, the Atwater district of Los Angeles on the south, Burbank, the Tujunga section of Los Angeles, and the Los Angeles River on the west.

### Brief Overview of the History of Glendale

At the time of European contact the Glendale area was situated in a region which was inhabited by a Native American group of Shoshonean descent who became known as the Gabrielino. That name derives from the incorporation of many of their people into Mission San Gabriel during the eighteenth century. The Gabrielino are considered one of the most distinctive tribes in all of California, occupying a vast tract of some of the most fertile and productive lands in California, including Glendale. Prior to contact with Europeans their population may have grown to more than 5,000 people living in 50 to 100 towns and settlements on the mainland and on the southern Channel Islands. Their territory stretched from Topanga Canyon in the northwest, to the base of Mount Wilson in the north, to the San Bernardino vicinity in the east, and to the Aliso Creek vicinity near El Toro Road in the southeast; in addition to this mainland territory, the Gabrielino occupied three of the Channel



Islands off the coast of southern California, Santa Catalina, San Clemente, and San Nicholas.

The Gabrielino were primarily hunters and gatherers who maintained a maritime trade network using large canoes of carefully shaped and fitted wooden planks. The prestige and political strength of the Gabrielino were enhanced by impressive achievements in pre-industrial technology and economics, as well as religion and oral literature. Culturally, the Gabrielino have been described as the wealthiest and most thoughtful of all the Shoshoneans of the State. A Gabrielino community consisted of one or more lineages, each comprising several related nuclear families. Inland communities maintained permanent geographical territories or usage areas which may have averaged 30 square miles. These territories are sometimes referred to by the Spanish term, *rancheria*. Within its territory, or *rancheria*, each community maintained a primary settlement, as well as a variety of hunting and gathering areas, ritual sites, and other special use locations that were occupied periodically on an as-needed basis or scheduled rounds. In the mountain and foothill regions of Gabrielino territory, settlement and subsistence patterns were largely determined by the environmental conditions present in the region. Primary settlements were located in the lower reaches of canyons that offered protection against cold weather. During spring and summer, individual family units disbursed to seasonal camps to gather bulbs, roots, and seeds, while in the fall these families moved to oak groves to gather acorns. These settlements contained houses, religious and community structures, open-air kitchens, semi-subterranean sweathouses, playing fields and dance areas; cemeteries were usually located outside, but near, the primary settlements.

European contact with the Gabrielino first occurred in 1542 with the exploration of Juan Rodriguez Cabrillo. This contact was limited, however, and it was not until the missionary expeditions into Alta California in the 1770s that substantial European settlement began. The Mission San Gabriel de Archangel was founded in Gabrielino territory in 1771 and the Mission San Fernando Rey de Espana was founded in 1797; Native Americans from the Glendale area were relocated to each of these missions.

During the mission period, the Gabrielino were slowly drawn into the economic sphere of the missions. The Gabrielinos in particular, fared very poorly, experiencing a rapid deterioration of their number and culture. The introduction of European diseases, for which native groups had no immunities, rapidly depleted their populations, and the contrast of mission life totally altered

their culture. Many Gabrielino simply fled the area to avoid acculturation.

Glendale was carved from the Rancho San Rafael, originally granted by the Spanish overlords of California to the Verdugo family in the late eighteenth century. Through inheritance, sale, and foreclosure, culminating in the "Great Partition" of 1871, the 36,000 acre rancho was divided among several landholders. A group of these, including Captain C. E. Thom, Judge Erskine M. Ross, B. F. Patterson, H. J. Crow, and E. T. Byram, had a new town, to be called "Glendale," surveyed and recorded in 1887. Around the same time, settlers in the southern end of the valley decided to call their small community "Tropico," after the name chosen by the Southern Pacific Railroad for their depot.

There was a brief flurry of activity during the "boom" years, 1886-1888, the highlight of which was the construction of a grand hotel, the Glendale Hotel. But the boom went bust before either the hotel or the fledgling town could get off the ground. Growth during the 1890s was desultory at best and Glendale had a population of a mere 300 people at the close of the decade.

Everything began to change with the coming of the new century. In 1902 the Improvement Association was formed. One of its most energetic members was Edgar D. Goode, who joined forces with Leslie C. Brand to successfully connect the communities of Glendale and Tropico to Los Angeles with a line of the interurban electric railroad. This was to prove a most important stimulus for growth. The population rose to 2,746 in 1910, 13,536 in 1920, and 62,736 by 1930. Glendale became known as "the fastest growing city in America."

In 1906 Glendale incorporated. Later, its physical expansion from the 2.32 square miles of the original city to 30.6 square miles was accomplished by means of numerous annexations. One of the most significant of these was the merging of Glendale and Tropico in 1917. Tropico had become an independent city in 1911.

By 1945 Glendale was almost entirely developed. Its civic, social, and religious institutions had matured and many were housed in new buildings erected in the 1920s and 1930s. The commercial center, originally at Glendale Avenue and Wilson, had moved to the intersection of Brand and Broadway, and spread from there. An industrial core included health care, transportation, and pottery. Residential building encompassed everything from the farmhouses of the pioneers to bungalows constructed by the thousands in the first quarter of the century to the substantial and often architecturally notable





homes of the well-to-do in the hills north of downtown. The stage was set for the next phase of Glendale's growth, post war redevelopment.

#### THE RANCHO PERIOD 1784-1871

##### Alta California

Although Spain claimed Mexico in the sixteenth century, it was not until Gaspar de Portola, Governor of the Californians, set out on an overland expedition from San Diego in 1769 that the Spanish occupation of Alta (upper) California really began. Portola's purpose was to establish missions, presidios, and pueblos, and he was accompanied on his journey by Franciscan friars led by Father Junipero Serra. The first of the missions was founded in San Diego; Mission San Diego de Alcalá was dedicated on July 16, 1769. In 1770, the mission and presidio at Monterey Bay were established. By 1823 a total of 21 missions extending from San Diego to Sonoma and linked by the El Camino Real, had been organized.

##### Rancho San Rafael and Rancho La Cañada

Among the many soldiers on the Portola-Serra Expedition was Jose Maria Verdugo. The earliest mention of Verdugo in California is on July 13, 1772 when he stood sponsor for an Indian baptized at San Carlos de Monterey Mission. That same year Verdugo was assigned to service at Mission San Gabriel Archangel, which began its existence on September 8, 1771. Verdugo witnessed the expansion of the San Gabriel Mission to a place of prominence in the mission chain which eventually extended from San Diego to Sonoma. As the Native American Indians were absorbed into mission life, the king's soldiers had fewer duties and began to think about settling in the new territory. Like many soldiers, Verdugo added to his income by grazing livestock. San Gabriel Mission archives indicated that Verdugo married Maria de la Encarnacion in 1779. Five years later Rancho San Rafael came into being when Verdugo was formally granted permission from his former commander, now Governor Pedro Fages, to keep cattle and horses on the land he selected between the Arroyo Seco and the Los Angeles River (then called Rio Porciuncula). It was the second grant made in Alta California and, at 36,000 acres, one of the largest issued during Spanish occupation. The Rancho included not only present day Glendale, but also Burbank, Eagle Rock, Highland Park, Garvanza, and part of Burbank and Pasadena.

The grant required that Verdugo raise 2,000 head of live stock, build a permanent dwelling, and provide grain for the community. Verdugo sent his brother to tend to the rancho and meet his obligations while he remained in

the Spanish Army. Thirteen years and six children later, Verdugo wearied of military life, retired and commenced his new role as a landed don. By 1817, he was the possessor of 1,900 cattle, 670 horses, and 70 mules. A variety of crops were also cultivated including grain, vegetables, and fruits. Mountain streams provided a steady source of water for the crops. Indeed, the rancho's earliest name, La Zanja, indicated that a principal feature of the property was a water ditch. Scattered over the rancho were a number of adobe buildings.

After a long illness, Jose Maria Verdugo died in 1831, willing the Rancho San Rafael to his son Julio and daughter Catalina. Julio Verdugo assumed the mantle of his father as patriarch of the Verdugo family and set about building homes for his large family. He continued to raise live stock and planted grain on the rancho. Catalina, who was unmarried, lived with her various nephews. In 1851, following California's admittance into the Union as the 31st state, Julio and Catalina filed their petition for the Rancho San Rafael with the Board of Land Commissioners which had been created to confirm the Spanish and Mexican land grants. Confirmation was finally received in 1855. In 1861 Rancho San Rafael, which to that point had been owned jointly by the brother and sister, was divided. Julio received the southern portion and Catalina received the northern portion.

Rancho La Cañada was originally granted to Ignacio Coronel in 1843. This Rancho included the area which is now known as Verdugo Woodlands. Through a series of land trades Julio Verdugo acquired Rancho La Cañada. In 1858 the ranchos were surveyed by Henry Hancock of the United States Surveyor General's office. Hancock



*Verdugo Adobe*





Of the several adobe structures built during this period, only two remain: the Verdugo Adobe at 2211 Bonita Drive and the Tomas Sanchez Adobe (later named Casa Adobe de San Rafael) at 1330 Dorothy Drive. The Verdugo Adobe was built by Teodoro Verdugo, son of Julio Verdugo, as a home for his family, including his aunt Catalina. The date the adobe was constructed is unclear and a matter of controversy. The best estimates place its construction in the late 1860s or early 1870s. Casa Adobe de San Rafael was built in 1871 by Tomas Sanchez and his wife, Maria Sepulveda. Sanchez was the first sheriff of Los Angeles County, serving from 1859 to 1867.

Other property types associated with this period are landscape features and early roads. Natural features, such as the Arroyo Seco, the Los Angeles River, or landmarks such as Eagle Rock were the most important attributes of a landscape that was mostly bare of signs of human intervention. Events are associated with some of these features, such as the "Oak of Peace" in Verdugo Canyon. On January 11, 1847 representatives of the Americans (United States) and the Californios (Mexico) met under the tree during a period of hostilities; the result a few days later was the Treaty of Cahuenga ending the fighting.

The El Camino Real was the most important road in California during the Spanish and Mexican eras. The links between the missions were the links between civilization. Segments of these lines of communication often bore the name of their destination, such as San Fernando Road, which connected the Rancho San Rafael with the San Fernando Mission, founded in 1797.

#### ANGLO-AMERICAN SETTLEMENT 1871-1900

##### The Great Partition

The break-up of the Rancho San Rafael began in the mid nineteenth century as more and more Anglo-Americans were attracted to Southern California. In 1855, 671 acres near the Los Angeles River in the southern portion of the rancho were sold to General J. L. Brent and became known as the Santa Eulalia Ranch. A 4,600 acre parcel on the west side of the rancho was traded to Jonathan R. Scott. At other times Julio and Catalina Verdugo sold off other sections of the rancho in settlement of their debts. A critical event occurred in 1861 when Julio Verdugo signed a mortgage in favor of Jacob Elias. In 1869, as a result of foreclosure on the mortgage, Julio's portion of the Rancho San Rafael was purchased by Alfred B. Chapman. Chapman quitclaimed 200 acres containing the Verdugo home and allowed Julio to remain on this small fragment of his inheritance. In 1871, as a result of a lawsuit brought by Andrew Glassell, A. B.

Chapman, Prudent Beaudry, and O. W. Childs against 36 defendants, both the Rancho San Rafael and the Rancho La Cañada to the northeast were partitioned into 31 parts and conferred upon 28 persons. They included:

- Benjamin Dreyfus: 8,000 acres in Eagle Rock and Tropic
- David Burbank: 4,607 acres
- Teodoro and Maria Catalina Verdugo: 3,300 acres
- Mrs. Rafaela Verdugo Sepulveda: 909 acres
- O. W. Childs: 371 acres
- C. E. Thom: 724 acres
- Prudent Beaudry: 1,702 acres
- Glassell and Chapman: Rancho La Cañada (5,745 acres) and over 2,000 acres in Garvanza, Highland Park, and York Valley

Some of these beneficiaries, as well as other new arrivals, bought and subdivided land, built homes, and planted fruit orchards. The Pattersons, Byrams, and Phelons were said to be the first permanent American settlers in Glendale. Other pioneer names included Ross, Lindgren, Fowles, Bissett, Larkin, Coleman, Ford, Rivers, Crow, Bullis, Bachman, Cook, Sherer, Morgan, Hodgkins, Woolsey, Hayes, Duns Moor, Lukens, and Woodbury. Judge Ross planted the first citrus groves and in 1883 built a large ranch house which he called Rossmoyne. According to J. C. Sherer, eyewitness and historian of Glendale, "nearly every home was surrounded by orchards, principally of peach, apricot, and prune, with a lesser acreage of oranges and lemons, the latter principally along the foothills."

The earliest home which remains from this period is the Taylor House at 1027 Glenwood Road. The unadorned, wood frame structure is representative of the residences constructed by Glendale's first Anglo American settlers. Constructed sometime around 1871 by Jesse and George Taylor, the residence was moved to its current location during the early 1920s by the Connor family. Connor, who made his living as a rancher and dairyman, moved the house so that he could develop the property for residential purposes. Another, albeit later, example of residential structures built during this period is the Byram House at 227 North Everett Street. Built in the early 1880s by Ellis T. Byram, one of Glendale's first settlers and prominent citizens, the Byram House is a two-story wood frame structure with Italianate features. Byram



emigrated to California from the Midwest around 1882. He later served as land agent for the fledgling town and contributed to the Midwestern flavor of Glendale by influencing many families, including relations, to come to Glendale from Iowa, Illinois, Ohio, and other Midwestern states.

Subdivision activity gained momentum in the early 1880s in Glendale as elsewhere in Southern California. Settlement was stimulated by the completion of the transcontinental railroad, its connection to Los Angeles by the Southern Pacific in 1876, and the subsequent link to the Santa Fe system in 1881. A real estate frenzy ensued. In 1883, Byram, Patterson, and Phelon purchased 126 acres of the Childs Tract, on the east side of Glendale Avenue between First (Lexington) and Ninth (Windsor) Streets. This tract eventually formed the nucleus of present day Glendale. Nearby, the Lomita Tract, located on 200 acres west of Glendale Avenue and south of Broadway, was subdivided by Harry J. Crow.

### Founding of Glendale

Several of these early residents and landowners were infected with the enthusiasm of the 1886-88 boom, when hundreds of new towns were founded in Southern California. Captain C. E. Thom, his nephew Judge Ross, Harry J. Crow, B. F. Patterson, and E. T. Byram joined forces and commissioned a survey of a new town which they decided to call "Glendale," a name already in use on the former rancho. The map was recorded at the County Recorder on March 11, 1887, with the boundaries established at First Street (now Lexington) on the north, Fifth (now Harvard) Street on the south, Central Avenue on the west, and the Childs Tract (part of which is now Chevy Chase Drive) on the east.

In order to promote their venture, the town founders planned a grand hotel in the center of town. Built at a cost of \$60,000, enough to bankrupt at least one of its backers, the Glendale Hotel was an ornate edifice in the popular Queen Anne style. The premier architects of the day in California, Samuel and Joseph Cather Newsom, designed the building. It occupied the block bounded by "J" (Jackson), Third (Wilson), "I" (Isabel), and Fourth (Broadway). Unfortunately, the completion of the hotel coincided with the collapse of the Boom. By 1889, it was being used as a girls' school, and it stood mostly vacant after 1893 until after the turn-of-the-century, a symbol of the stagnancy of the new town. Eventually the hotel became the home of the Glendale Sanitarium; however, it was demolished in 1928 after the sanitarium, precursor to the Glendale Adventist Medical Center. However, it was demolished in 1928 after the sanitarium moved to larger facilities.

Other properties representative of Glendale's brief but profitable boom are the Goode House and The Doctors' House. Both were built during the late 1880s and are excellent examples of the Queen Anne-Eastlake style. Although rather small in scale, each features the distinguishing elements of the style including steeply pitched roofs, irregular plans, variety of textures, and jig-sawn details. The Goode House at 119 North Cedar Street was built by Henry Banker, and is remembered as the home of Edgar D. Goode, one of Glendale's most prominent citizens who lived there from 1895. The Doctors' House, originally located at 921 East Wilson Avenue, is so named because three doctors resided and practiced there at different times. It was moved to Brand Park in 1980 and is now operated as a house museum.

The Crescenta Valley was long considered very rural and was isolated from the activities taking place in the Glendale downtown area. The major impediment to growth, agriculture, commerce, and population was the lack of a reliable water source. The Lanterman family, early Anglo-American pioneers, were instrumental in bringing a reliable water source to the Valley. Pickens Canyon produced "gravity" water but not in quantities which would support the rate of growth being experienced in Glendale farther south.

Many major architectural landmarks representing early development in the Crescenta Valley no longer exist. These include the home of Antonio Coronel, Gould Castle, and the home of Benjamin Briggs on Briggs Terrace. However, the barn and home of George Le Mesnager still stand in the area now known as Deukmejian Wilderness Park (formerly called Inter-Valley Ranch).

### LA CRESCENTA, MONTROSE, VERDUGO CITY, AND LA CAÑADA

#### General Overview

In 1875 Jacob Lanterman and Adolphous Williams formed a partnership and purchased the remaining 5,800 acres of Rancho La Cañada (the area now known as La Cañada Flintridge). Although both built large houses, they experienced problems due to the lack of a reliable source of water. Lanterman and Williams purchased water rights from Theodore Pickens to water from a canyon located on property which he owned (Pickens Canyon). This lack of water hindered development in the area for many years. It was not until 1951, through the efforts of Jacob Lanterman's grandson, Frank Lanterman, a California State Assemblyman at the time, that Colorado River water was brought to the area through the formation of a municipal water district.





A dispute arose between Lanterman and Williams which ultimately resulted in the subdivision of Rancho La Cañada in 1875. A legal battle settled the divided ownership of the Rancho, but accurate surveys of the area were not completed until somewhat later.

After the subdivision of Rancho La Cañada, Benjamin Briggs purchased most of the Rancho west of Pickens Canyon. He had a varied career as a farmer, soldier, and gold miner, and earned several medical degrees after the tragic death of his first wife due to tuberculosis. He named the area "Crescenta" after the crescent shape of the valley. "La" was added by the U.S. Post Office to help distinguish it from Crescent City, California. The area included all of Montrose and what was later to be called Verdugo City.

Briggs built his family home, a sanitarium, and a school-house using concrete as the building material - reputedly, the first use of concrete in Southern California. He planted fruit tree orchards on the surrounding hills. This area became known as Briggs Terrace. It is interesting to note that Briggs' son-in-law founded the Crescenta Community Presbyterian Church in 1885. In 1886 the first school in the area was organized by Briggs' niece, Helen Haskell. Another of Briggs' nieces, May Briggs Gould, built Gould Castle (a show place of the Crescenta Valley until it fell into neglect and was demolished in 1955) across Pickens Canyon from the sanitarium.

In the early 1900s the State of California instituted a "good road" program which provided paving for some county roads. Michigan Avenue, which is now Foothill Boulevard, and Verdugo Road were paved as a result of this project and helped to bring La Crescenta out of isolation. More people came to the Valley by automobile and by a railroad line which connected Glendale to Montrose. Attracted by the clean air and mountain scenery many Los Angeles residents came to the area.

George Le Mesnager, a French immigrant, built a stone barn in 1911 as a storage building for the grapes he grew on his property at the terminus of Dunsmore Canyon. Known today as the Le Mesnager Historic Barn and located in Deukmejian Wilderness Park, it is one of the oldest buildings in the La Crescenta Valley. From the barn, grapes were transported to Le Mesnager's "Old Hermitage Vineyards" winery in Los Angeles where they were made into table wines.

The 1920s witnessed much activity in the La Crescenta area. Municipal services were provided by Los Angeles County and utilities (gas, electricity, and telephones) were made available. Land was subdivided for development. One of the most prominent developers in the area was William S. Sparr who sold land in Oakmont Park (now known as Sparr

Heights). Sparr holdings included about 800 acres in Verdugo Canyon, part of which became Oakmont Country Club in 1923.

Small lot subdivisions became part of the La Crescenta scene in the Highway Highlands tract. In order to accommodate people working at local businesses, the tract was subdivided into 40 feet by 80 feet lots. Because of the economic constraints of the period, some buyers chose to construct their homes from stone which was so abundant in the alluvial soil of the area. Many of these stone houses are still standing.

In 1934 heavy rainfall created flash flooding in La Crescenta and Montrose, causing severe damage in the neighborhoods south of Foothill Boulevard. Many structures and several lives were lost during this disaster. In order to prevent such disasters in the future the Los Angeles County Flood Control District, in conjunction with the Army Corps of Engineers, undertook a variety of projects which included channelization of the Verdugo Wash and the construction of several all weather bridges across it. These bridges were constructed in Vierendeel and through truss configurations. Four examples of these still exist - at Glenoaks Boulevard, Geneva Boulevard, Kennilworth Street, and Concord Street.

In 1985 Montrose and portions of La Crescenta (bordered by Pennsylvania Avenue on the east, by Lowell Avenue on the west, and the Angeles National Forest on the north) were annexed to the City of Glendale.

## **TROPICO 1887-1917**

### **General Overview**

From 1911 to 1918, the southern and southwestern sections of modern day Glendale were in the independent municipality of Tropicco. Like Glendale, Tropicco was once a part of Rancho San Rafael. Before its development as a town in 1887, the area was ranch land used first for grazing cattle and sheep, and later for the cultivation of oranges and strawberries. Some of the original pioneer settlers of the area were Jesse D. Hunter, who had been established on San Fernando Road at the junction of Verdugo Road since 1860; W. C. B. Richardson, who received most of his 700 acre Santa Eulalia Ranch from Samuel Heath in 1868; and Benjamin Dreyfus, who acquired title to 8,000 acres of land as a result of the Great Partition of 1871. In 1884 a portion of the Dreyfus tract was bought by a syndicate and divided into lots of 10, 20, and 40 acres. Four hundred acres of this land were in the city limits of Tropicco.

An early meeting place for the residents of the former Rancho San Rafael was a school building located on the

site of the existing Cerritos Avenue School. It was here, in 1883, that residents gathered to discuss various names for the area. Names such as Riverdale or Sepulveda were suggested, but Glendale was finally chosen and was meant to apply to the general area. At that time, however, two towns were actually beginning to form: a northern one, centered at Glendale Avenue and Third Street (Wilson) and a southern one, centered at Central Avenue and San Fernando Road. That division came to a climax in 1887 when separate townships were established for Glendale and Tropic. C. B. Erskine, John Erskine, Hezekiah Jarvis, and Albion Chandler laid out the townsite of Tropic. Other early residents associated with this period are Levi Riley, Samuel Ayers, Edward Ayers, and Isaac Clippinger. The first name given to the town was Ethelden, while the post office was called Mason. Residents began to call the town Tropic when the Southern Pacific Depot nearby was so named. The name was further reinforced when the main east-west street through the area (present day Los Feliz Road) was designated Tropic Avenue. The recognized boundaries between Glendale and Tropic became Central Avenue, the half way point between Windsor Road and Garfield Avenue.

### Economic Growth

The Tropic Improvement Association was organized in 1900 to promote the development of the town. Its most important endeavor was to secure an interurban line from Los Angeles in association with the Glendale Improvement Association in 1903. The "Lean Nineties" were officially over when the line was completed in 1904, because from this point forward both towns grew rapidly. The economy revolved around small businesses, strawberry farming, and tile manufacturing. The buildings associated with the economic development of Tropic are utilitarian commercial and industrial buildings, most of which were destroyed during subsequent waves of development.

The business district of Tropic was concentrated at the intersection of Central Avenue and San Fernando Road. Early businesses occupied wood framed structures and included a general store, a blacksmith shop, a meat store, a livery stable, real estate offices, and a few other small establishments. The first brick building was erected by John A. Logan in 1905. Peter Gabaig built a brick building on the same side of the street the following year. The economic infrastructure was firmly established by 1910 when the Tropic Chamber of Commerce was formed and the Bank of Tropic was organized.

One of the major employers in the area was the Tropic Art Tile Works which was established in 1904. (The

name was changed to Western Art Tile Company, then changed to Pacific Art Tile Company, and still later to Gladding McBean). The building which housed the tile works still stands at the corner of San Fernando Road and Cypress Street. W. C. B. Richardson donated the property for the tile company, realizing that in order to sell home sites there would have to be employment for the potential buyers. Employees of the company were able to buy Richardson's 50 x 100 foot lots for \$300 to \$500.

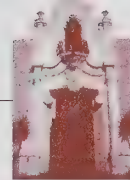
Tropic also became the shipping center for strawberries grown in Burbank, Glendale, and Tropic. Various crops such as alfalfa, barley, grapes, citrus, and nuts were grown in the area. However, strawberries, which came to be known as "Tropic Beauties," became the most lucrative and dominant agricultural enterprise. In 1904 the strawberry growers organized an association with Wilmot Parcher, who later became Glendale's first mayor, as president. In 1907, the association reported that Tropic was shipping 7,000 cases of strawberries daily. Eventually strawberry cultivation was taken over by Japanese farmers who supposedly saturated the market with over production. However, the decline of the industry was also fueled by the encroachment of residential development on agricultural land. The interurban line had made Tropic a popular residential suburb for people who worked in Los Angeles but wished to live in a more rural setting. By 1914 the suburbanization process had completely replaced the roughly 200 acres of land in Tropic that had been devoted to raising strawberries. Today, no physical traces of this agricultural era exist although Eulalia Street is a reminder of the Rancho Santa Eulalia.

### Institutional Development

As the agricultural land was subdivided and settled, and as transportation systems brought rapid residential and economic growth, religious, social, and educational institutions developed in Tropic.

There were three churches in Tropic: Methodist, Presbyterian, and Brethern. None of the original buildings survive. In 1884 the Riverdale Methodist Church was formed and built at Ninth Street (Windsor Road) and Glendale Avenue. The church was moved to Central and Palmer Avenues in 1904. At that time the name was also changed to Central Methodist Church. In 1913 a larger church was erected in front of the older one. The next church to be organized in the Tropic area was the Presbyterian Church of Riverdale, which was also founded in 1884. Their first church building was constructed in 1885 on Glendale Avenue, near Park Street (Chevy Chase Drive). When the congregation moved the church to the town of Glendale, members who lived





in Tropic decided to form their own church on the original site. Later a more imposing structure was built at Central Avenue and Laurel Street. Another early church was the Church of the Brethren.

Twenty-one Civil War veterans formed the N. P. Banks Post of the Grand Army of the Republic (G.A.R.) in 1894. Shortly thereafter, the group built a one-story, wood frame structure at 902 South Glendale Avenue to serve as a meeting place. Other social organizations in Tropic included the Women's Relief Corps, Thursday Afternoon Club, Knights of Pythias, Yeomen Lodge, Good Templars Lodge, and As You Like It Club. Many organizations met at the G.A.R. building, which still stands, or in private homes until their membership could afford to build clubhouses.

The Thursday Afternoon Club formed the first public library in Tropic. Books were supplied by the California State Library, and John Logan provided the space on the second floor of his building at Central and San Fernando Road. The library was located in two other buildings before Tropic incorporated and constructed a city hall. Upon annexation of the City of Tropic by Glendale, the Tropic library became the first branch library in the Glendale library system.

Riverdale School, built in 1883, was the first school in the Tropic area. After 1888, it was called the Tropic School and in 1913, it was renamed the Cerritos Avenue School. The Riverdale School grounds were donated by W. C. B. Richardson and Benjamin Dreyfus, each of whom gave several acres. The original schoolhouse was a two room wooden structure located on Glendale Avenue. In 1897 a third room was added. With the growth of the residential population, as a result of the completion of the interurban line in 1904, it became necessary to build and then enlarge a new two-story school building at Cerritos and Glendale Avenues. The old school was then sold at public auction. Two additional school buildings were added to the Tropic School District in 1913. These were the Acacia Avenue School (later renamed Horace Mann) at 501 East Acacia Avenue and Magnolia School at 351 West Magnolia Avenue. Although the above mentioned sites are still school grounds, none of the original buildings survive.

### Annexation vs. Independence

When Tropic grew so large that improvements in the infrastructure became necessary, three groups began to form, each with a different political solution to the problem. The people who commuted between Tropic and Los Angeles argued for annexation to Los Angeles. Another group believed that annexation to Glendale, the

area with which Tropic was associated historically and geographically, was the best approach. Still another group hesitated taking a step in either direction and formed a movement for independent cityhood.

The Glendale annexationists petitioned the Glendale Trustees to let the voters decide the issue. The date for the election was set for March 21, 1911. Both the newly formed Glendale Sentinel newspaper and the Board of Trade campaigned against the initiative and succeeded in outmaneuvering their opponents by petitioning the County Board of Supervisors to schedule an election on the incorporation of Tropic as an independent city on March 15, 1911. The proposed boundaries of Tropic were roughly Verdugo Road on the east, Central Avenue on the west, and the Southern Pacific line on the south. Both elections were held and approved; however, as the vote for cityhood was held six days earlier, the vote for annexation to Glendale was legally null and void.

A city government was quickly formed with the following officers: Trustees, C. A. Bancroft, John Hobbs, E. W. Richardson, C. C. Rittenhouse, Daniel Webster, Clerk, S. M. Street, and Treasurer, John A. Logan. The Trustees held their first meeting on March 17, 1911 and elected C. C. Rittenhouse President of the Board. The annexation effort, however, was by no means dead. The brief history of Tropic is fraught with no fewer than six annexation attempts, to either the City of Glendale or the City of Los Angeles. Nevertheless, the trustees went about the business of running the city. Their first commitment, not coincidentally the biggest concern of the residents, was making street improvements. Residents also expressed need to improve the privately owned water supply and electric light system, but refused to sanction their purchase. Voters did approve a bond measure in 1912 for the construction of a city hall. On October 31, 1914 the City Hall cornerstone was laid. The hall was also to contain a library, auditorium, and fire station. This building no longer exists. On November 21, 1917 annexation to Glendale was finally approved by the voters on a vote of 650 to 211. The merger was finalized on January 9, 1918.

### Residential Development

The residential development of Tropic paralleled that of Glendale. The first houses were constructed by ranchers in the 1870s followed by the development of houses around the town center beginning in the 1880s. Apparently the only remaining ranch house in the Tropic area is that of its leading citizen, W. C. B. Richardson. Richardson built his home shortly after he purchased the Santa Eulalia Ranch in 1873. Sometime between 1910 and 1915, the one-story, wood frame residence was

## MAPS 1-2 ANNEXATION HISTORY

1906



Original City Boundary  
Estimated Population 1,186  
Total City Acreage 1,486

1910 -1919



Acreage Acquired 6,200.50  
Estimated Population 13,576  
Total City Acreage 7,686.50

1920 -1929



Acreage Acquired 4,607.91  
Estimated Population 62,736  
Total City Acreage 12,294.41

1930-1939



Acreage Acquired 488.32  
Estimated Population 82,582  
Total City Acreage 12,782.73

1940 -1949



Acreage Acquired 182.8  
Estimated Population 103,075  
Total City Acreage 12,965.53





## MAP 1-2 ANNEXATION HISTORY CONTINUED

1950 -1996



Acreage Acquired 6,615.27

Estimated Population 193,452

Total City Acreage 19,580.8

moved from its original location at what is now the terminus of Brand Boulevard to its current location at 1281 Mariposa Street. Later houses were also typically of wood frame construction. Most were one-story with clapboard siding, gabled roofs, double hung sash windows, and porches. For those who could afford it, jig sawn embellishments in Queen Anne and Eastlake styles were added.

## THE FASTEST GROWING CITY IN AMERICA 1900-1945

### General Overview

The depressed state of the economy during the 1890s was reflected in the population statistics for Glendale. Glendale's condition in 1900 was well described by Mrs. Phillip W. Parker in a paper read before the Tuesday Afternoon Club in 1915. She wrote: "A community of about 300 people, with Glendale Avenue and Third Street (Wilson) the center. No gas or electric lights, electric irons, or electric cars. Not too much water. Only three blocks of cement sidewalk. No private telephones, automobiles, movies, high school, or library. There was one church, a livery barn, a blacksmith's shop, a meat market, and a dummy-engine line by which one could keep in touch with the outside world if one cared to." From this point on, however, Glendale developed at a rapid pace. By 1910, the population had risen by 900% to 2,700 and the city slogan became "the Fastest Growing City in America." The primary catalyst for the growth of the city was the establishment of an interurban railroad line connecting Glendale to Los Angeles in 1904. Glendale quickly became an appealing location for people who worked in Los Angeles but wanted to live in a more pastoral setting. As a consequence, Glendale became known as a community of homes rather than industry. Since the city incorporated in 1906, civic, business, religious, educational, social, and cultural institutions developed to support the swelling residential community.

### The Interurban Railway

Transportation has been the key to Glendale's growth during each phase of its history. Initially, the completion of the transcontinental railway had made the boom of the 1880s possible. The Southern Pacific continued to serve Glendale through subsequent booms in the twentieth century. The original depot was constructed in 1883 and replaced in 1923 by a much larger one. The architectural firm of MacDonald and Couchot designed the new depot in the Spanish Colonial Revival style. Following the arrival of the Southern Pacific, the next milestone was the connection of Glendale to Los Angeles with a line of the interurban railroad. This 1904 event, more than any other in Glendale's history, determined the fate of the city.

The joint mission of the Glendale and Tropic Improvement Associations at the turn of the century was the establishment of an interurban rail line connecting Glendale and Los Angeles. Edgar D. Goode was given the assignment of discussing the idea with Leslie C. Brand, the largest landowner in the area. In 1902, the Los An-

geles & Glendale Railway Company was formed with Brand as president. The following year the improvement associations gained the necessary rights of way and declared that the main thoroughfare through which the line would run on would be Brand Boulevard. Before construction could begin, however, the company was sold to the Los Angeles Interurban Railway Company which later became the Pacific Electric Railway Company. By 1904 the line was operating with the Glendale depot at Brand Boulevard and Fourth Street (Broadway). Through a series of mergers and expansions, the Pacific Electric became the biggest interurban railway system in the world.

During the early 1920s, the Pacific Electric began to augment its rail service with buses in order to compete directly with the rising popularity of private automobiles. Buses allowed the company more flexibility in the service it provided, however, the investment eventually exceeded the company's resources. By 1940, Glendale City Lines took over bus service in Glendale. Gas rationing during World War II caused a brief resurgence in the number of passengers riding streetcars. After the War, however, the use of automobiles continued to cut into profits while the cost of maintaining the system increased. The final blow to the streetcar system came with the failure to incorporate it into the newly developing freeway system.

### A Community of Homes

In the early days of Glendale, ranching was the major land use. The residential structures were adobes left over from the Spanish and Mexican periods and farm houses built by Anglo-American settlers. That situation changed quickly during the 1880s as real estate activity flourished. The primary building type, however, remained the single-family house. The dominance of this property type was natural since Glendale was promoted as a bedroom community of Los Angeles. Real estate entrepreneurs capitalized on the desire for home ownership by developing expansive residential subdivisions.

The marketing of the Glendale Valley View Tract by the Glendale Development Company typifies the suburbanization of the community. Extending from Central Avenue to San Fernando Road and from Broadway south for two and a half blocks past Colorado, the tract was located south of the old business district, at the time of this writing one of the most densely developed areas of the city. Promoters emphasized the pastoral aspects of the land, easy access to Los Angeles via the Pacific Electric, quality schools, free telephone service to Los Angeles, moderate climate, social life, and abundance of mountain water. Most of the parcels were 50 by 125

feet and sold for \$250 to \$550, with the exception of those facing Central Avenue. All deeds contained an anti-liquor clause and required that all buildings had to be painted or stained and could be sited at least 25 feet from the sidewalk.

Residential neighborhoods-such as the Glendale Valley View Tract-which were laid out by a single development company often demonstrated a consistency of architectural style, size, and scale. For example, issues of *Arrowhead* magazine from the 1920s offered numerous views of residential streets in Glendale lined with one-story Craftsman bungalows. Other neighborhoods, however, developed over two or three decades and continued to change as newer structures were placed next to older ones and as changes in zoning allowed for more intense development. These neighborhoods evolved a variety of characteristics which today document changes in population and architectural taste.

One area of particular note is the northern section of Glendale. Leslie C. Brand constructed his home, *El Miradero*, on the northern outskirts of Glendale in 1906. During the 1920s and 1930s the area became a popular residential neighborhood for the well-to-do and moderate to large sized single-family houses began to line the curving streets. Mattison Boyd Jones built an American Colonial Revival mansion on Kenneth Road in 1922. It was soon joined by a number of handsome Spanish Colonial Revival style residences including the: Markham House (*Homeland*) at 1405 Mountain Street (1926); Peter Damm House also known as "*Lorelei*" at 330 Kempton Road (1929); and Walters House at 3000 Sparr Boulevard (1923). The area also features a number of houses by some of the leading proponents of Modern architecture in Southern California. These include the Lewis, Calori, and Derby Houses designed by Lloyd Wright in 1926; the Bauer House designed in 1936 by



*El Miradero*





*The Jones House*



*The Rodriguez House*

Harwell Hamilton Harris, and the Rodriguez House designed by Rudolph Schindler in 1941.

### Economic Development

Around the beginning of the twentieth century commerce in Glendale developed primarily in response to the daily needs of the growing residential community. There were, however, a few businesses including health care, banking, and aviation that provided employment opportunities and attracted patrons from outside the city.

At the turn of the century, the center of Glendale's business district was at the corner of Glendale Avenue and Third Street (Wilson). However, when the Pacific Electric line from downtown Los Angeles was completed in 1904, Brand Boulevard became the principal business street in the city. Most early establishments were located in wood frame buildings, but soon two story masonry commercial buildings were constructed.

In 1905, John Mulder acquired the land at the southwest corner of Broadway and Chevy Chase Drive and moved an abandoned school house to the site. The building was remodeled and housed a hardware store and pool room. Later the Glendale News, which was founded that same year with J. C. Sherer as publisher, made the building its headquarters and stayed until 1913. The Watson Block, at the southwest corner of Glendale Avenue and Broadway, was completed in 1906. That same year Elias Ayers built the first masonry commercial building in the city on the corner of Wilson and Glendale Avenues. T. W. Wright purchased the parcel on the southeast corner of Brand Boulevard and Broadway in 1912 and commenced the construction of a brick commercial block.

During the 1920s, Glendale underwent another building boom in commercial property. Construction began on the city's first four-story business block in 1922. Located at Brand Boulevard and Wilson Avenue, the building was developed by John M. Lawson. The Glendale Theater Building, Chamber of Commerce Building, Hotel Glendale, and Hotel Maryland soon followed.

Glendale's banking industry started modestly with two banks established before the city incorporated: the Bank of Glendale and First National Bank of Glendale. Both were established in 1905 and eventually merged into the Security Pacific Bank. The first to open for business was the Bank of Glendale. A few months after the bank was founded, it leased space on the ground floor of the Ayers Block. In 1909 the bank moved into its own building on the southeast corner of Glendale Avenue and Broadway. In 1920, it merged with the Los Angeles Trust and Savings Bank, becoming a branch of the larger institution. Several locations, name changes, and mergers later, the bank became a branch of Security Pacific Bank.

Leslie C. Brand was the principal financial backer of the First National Bank of Glendale. Initially this bank leased space in the Masonic Hall Building on Brand Boulevard and later moved into its own building on the southeast corner of Brand Boulevard and Broadway and it is still used as a bank. In 1922, the bank merged with the Security Trust and Savings Bank of Los Angeles which later became Security Pacific Bank. Security Trust and Savings Bank constructed the first six-story building in Glendale in 1923. The Beaux Arts style structure designed by Alfred F. Priest still stands on the northeast corner of Broadway and Brand Boulevard. By 1926 there were eight banks operating in Glendale.

Like the banking industry, the health care institutions in Glendale have gone through a series of name changes and periods of expansion. The emergence of Glendale as a health center can be traced to the development of



several sanitariums at the turn of the century. Nineteenth century medical practitioners believed in the curative powers of climate, especially with respect to tuberculosis and other pulmonary diseases. The health benefits of the Southern California climate had long been promoted. Indeed, the San Gabriel Valley was dubbed the "Great Orange Belt and Sanitarium" by John Bauer in his book The Health Seekers. As the permanent population of Glendale grew, however, the emphasis of the health care institutions changed from one focused on promoting the benefits of the climate to one focused on meeting the medical needs of the community.

Mrs. N. (Nannie) Maxwell Miller operated the first sanitarium in Glendale. Her institution, Thornycroft Farm and Sanitarium, was located on a six acre site at Adams and Ninth Street (Windsor Road) in a grove of fruit trees. In 1920 an administration building was added to the complex, which contained 30 beds and 15 cottages. At that time, most of the patients were World War I veterans who had suffered from the effects of poison gas inhalation. Mrs. Miller sold the facility in 1923 to Mrs. Allie Taylor Anderson, who changed the name to the Golden West Sanitarium and Hospital. Mrs. Anderson had been operating the Golden West Sanitarium in a mansion on East California Avenue for a number of years, but had outgrown that facility. Two years later, the Golden West Sanitarium and Hospital became known as Windsor Hospital, specializing in surgical and obstetrical care. In 1943, the name was changed again to Glendale Community Hospital. It underwent major expansions in 1948, 1951, 1962, and is now gone.

A far larger sanitarium was established in 1905 when the old Glendale Hotel was purchased from L. C. Brand by the Seventh Day Adventist Church. The church converted the building into the 75 bed Glendale Sanitarium. In 1922, the name was changed to the Glendale Sanitarium and Hospital to reflect the expanded services of the facility. Two years later, the hospital moved into larger, more modern facilities one mile east on a hill overlooking Wilson Avenue. With no offers to purchase the old building, it was demolished in 1928 and the land subdivided. The Glendale Sanitarium and Hospital subsequently became the Glendale Adventist Hospital and still later the Glendale Adventist Medical Center.

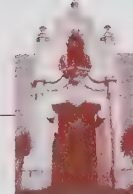
The Glendale Research Hospital was established in 1919 by Charles W. Kent and Sons. It was the first local health care institution that was formed as a hospital rather than a sanitarium dealing with contagious diseases. The 43 bed, single-story facility was opened in 1921 on Lexington Drive near Adams Street. The name was later changed to the Behrens Memorial Hospital and still later

to Verdugo Hills Hospital when the facility was relocated.

Physicians and Surgeons Hospital was founded by a group of doctors in 1923. They raised money among themselves and other members of the community to build a 75 bed, three-story building on the north side of Laurel Avenue between Central Avenue and Brand Boulevard. C. A. Cornell, a local contractor, completed the building in 1926. Several large additions were made to the hospital including ones in 1942 and 1955 when the name was changed to Memorial General Hospital of Glendale.

Another important institution which helped establish the health care industry in Glendale was the Harrower Laboratory and Clinic. Dr. Henry R. Harrower founded the laboratory, which bore his name, in 1918 on the second floor of the Bank of Glendale. Dr. Harrower created quite a controversy in the medical community with his theories of endocrinology. The growth in sales of his potion, Sani-tate, brought about the need for a larger facility which was constructed on East Broadway in 1921. Later, Dr. Harrower established America's first endocrine clinic next door on South Belmont Street. In the early 1940s, the laboratory and clinic were sold to Lambert Pharmaceutical. The buildings subsequently were used by the Los Angeles College of Chiropractic for many years and are now occupied by a private school.

The history of aviation in Southern California is closely connected to Glendale. Leslie Brand is credited with building the first private airplane hangar in the area which is now Glendale. The field in which it was located, at Mountain Street and Grandview Avenue, saw use as early as 1912. World War I produced numerous pilots, many of whom also owned airplanes. It was this group of people who set about securing a public airport in Glendale. Through their spokesman, Thornton E. Hamlin, they made an appeal to the Chamber of Commerce to help them obtain property for a landing field, service and manufacturing facilities, hangars, and flight schedules. Convinced that aviation could become a major industry, the City Council purchased a 33 acre site near the Los Angeles River in 1922 and began the construction of a public airport. Public ownership of the project was short lived, however, due to legal entanglements. A syndicate which included Dr. T. C. Young, A. L. Eastman, W. E. Hewitt, Peter L. Ferry, and Roy L. Kent, purchased the project from the city. Major C. C. Moseley, a wartime fighter pilot and one of the founders of Western Airlines, was hired to manage the airport.



Architect H. L. Gogerty was hired to design a terminal building for the airport in 1928. Combining Zig Zag Moderne with Spanish Colonial Revival imagery, the terminal officially opened in 1929 and was named Grand Central Air Terminal. It was the first airport to offer air service between Los Angeles and New York, and was utilized by a number of major airlines. Not surprisingly, Grand Central Air Terminal quickly became the premier airport in Southern California. Although the airport never became the manufacturing center its proponents envisioned, it nurtured the seeds of the aircraft industry in Southern California. The first planes to bear the names of Jack Northrop and Howard Hughes were built at Grand Central Air Terminal. Moseley's technical school located at the airport, Cal-Aero Technical Institute, also played a key role in the training of World War II pilots and mechanics. Due to the fact that the runway was shortened after World War II, the airport was unable to accommodate modern aircraft. Consequently, the Terminal building was closed in 1959. However, it remains standing.

### Civic Affairs

As their town's population grew in the early years of the twentieth century, residents of Glendale became frustrated with the inability of the County of Los Angeles to provide the necessary improvements for the continued development of the area. The community's response to the lack of public services and local control was the establishment of a city government. The incorporation effort began in 1904 and was led by the Glendale Improvement Association with Dr. D. W. Hunt as chairman and Edgar D. Goode as secretary. The proposed city boundaries were the same as those of the school district. There was some opposition to incorporation; however, particularly in areas such as Verdugo (East Glendale) and Tropicco which had their own identities. As a consequence, the proposed boundaries were reduced to exclude those areas and in 1906 incorporation passed by a 2 to 1 majority. The first city officials included Wilmot Parcher, Mayor, George Moyse, Thomas Watson, Asa Fanset, and James Jennings, Trustees, and J. C. Sherer, Treasurer. The newly formed city government met at various locations before finally settling into a brick building between Isabel and Jackson Streets on the south side of Broadway. They held meetings there regularly until a city hall was erected on the northwest corner of Broadway and Howard Street in 1912. The construction of other municipal buildings soon followed.

The fire and police departments operated as a single entity in the early years of Glendale. The original city jail consisted of an iron cage located at the rear of the

first fire station on Howard Street. Eventually a new station was erected on East Broadway where the post office currently stands. It was not until the annexation of Tropicco in 1918 that the police and fire departments were separated.

There are 34 parks in Glendale which encompass more than 1,000 acres. Glendale acquired its first public park in 1922 when it purchased 10 acres of land at Patterson and Kenilworth Avenues. Originally called Patterson Park, the name was later changed to Fremont Park. It was soon joined by Verdugo Park, 40 acres of land which had traditionally served as picnic grounds. One of the largest parks in the system is Brand Park, which was donated to the city in 1945 at the bequest of L. C. Brand. The park contains 660 acres, 30 of which have been developed. Brand's mansion, El Miradero, now serves as Brand Library.

Independent steps had been taken prior to incorporation to establish a public library. The Tuesday Afternoon Club opened a small library in rented space at Third (Wilson) and D (Everett) Streets in 1906. The following year, the city passed an ordinance which provided for the establishment and maintenance of a public library. By that time the Tuesday Afternoon Club had already contacted the Carnegie Corporation regarding a grant to construct a permanent library building. Completed in 1915, the main library was located at Kenwood and Harvard Streets. From this beginning a branch library system developed. Most of the early branch libraries were located in rented space with more permanent facilities constructed after World War II.

The school system in Glendale can be traced back to the Sepulveda School District which was formed in 1879. The district encompassed 75 square miles stretching from the Arroyo Seco to the Los Angeles River and from the mountains north of La Crescenta to Elysian Park. Serving the area was a two room school house on Verdugo Road at the southeast corner of Chevy Chase Drive. The school had an enrollment of 190 children including 9 native American Indians in 1880. By 1883, the area was in need of a second school house. The Riverdale School, later to become the Tropicco School, was erected at the intersection of Cerritos and Glendale Avenues to accommodate this need. As communities in the expansive area began to develop, they established their own school districts. La Crescenta created its own school district in 1887, followed by the formation of the West Glendale and Glendale school districts in 1892. As more and more areas broke away from the Sepulveda School District, its name was changed to the Tropicco School District. By 1908, each of the four school districts in the area,



Glendale, West Glendale, Crescenta, and Tropic, had one school house. Soon more were constructed and then enlarged to meet the needs of the growing population.

The Union High School District was organized in 1901 and included the Glendale, West Glendale, Tropic, Burbank, Ivanhoe, Eagle Rock, and La Crescenta school districts. Classes met temporarily in the old Glendale Hotel as representatives of the new school district debated the appropriate location of a permanent structure. Glendale boosters responded quickly by purchasing land and securing the necessary funds. With the additional influence of E. D. Goode, a Glendale site was selected. A two-story, seven-room, wood frame school building was completed in 1902 at the southeast corner of Broadway and Brand Boulevard. By 1908 the student population had grown so rapidly that a new brick building on Harvard Street was started and completed in 1909.

Slowly, the Glendale Unified School District formed as various areas were annexed by the City of Glendale. West Glendale was the first in 1911, followed by Tropic in 1918. In 1925, a large area west of Grandview, previously served by the Burbank School District, was annexed to Glendale. In 1931, the Crescenta School District joined the Glendale Unified School District, although, the area itself was not yet part of the City of Glendale.

Extant buildings associated with the civic affairs of Glendale during the first half of the twentieth century include: Glendale City Hall, a Moderne building designed by Albert Hansen in 1940 and completed in 1942; the Glendale Post Office, constructed between 1932-34; and Tropic City Hall, which was discussed earlier. Most other existing municipal buildings were built after World War II, while older ones have been demolished. Most of the public schools built prior to 1933 have either been replaced or renovated to meet new building code requirements adopted as a result of the Long Beach earthquake. School buildings from the 1920s which still reflect their original design include the auditorium and stadium at Hoover High School and the Toll Middle School.

### Religious, Social, and Cultural Life

Several religious institutions in Glendale can trace their roots back to the 1880s. The Methodists, Presbyterians, and Episcopalians were the first denominations to form congregations. The first religious building erected in what is now Glendale was originally intended to serve all of the various faiths. However, the project was taken over by the Methodist congregation. They dedicated the structure, the Riverdale Methodist Church, in 1884. The name was changed to the Central Methodist Church in 1904 when the church moved to Central and Palmer

Avenues. The Presbyterian Church of Riverdale was also founded in 1884. The name was changed the following year to the Glendale Presbyterian Church to reflect its relocation to a site further north at Glendale Avenue near Chevy Chase Drive. Most local churches organized, however, during the first two decades of the twentieth century to serve the growing population. As most of the settlers during this period were of Northern European ancestry and came from the eastern or midwestern United States, religious institutions were predominantly Protestant. Residences and meeting halls were often the first home to religious institutions. For example, The Christian Church, founded in 1908, first met in the G.A.R. Hall on Glendale Avenue. The First Church of Christ Scientist, held services in the Masonic Temple building from 1912 to 1916. Eventually, small wood frame and brick churches took their place adjacent to residential neighborhoods. As congregations grew in membership and affluence, their original buildings were abandoned for larger, more imposing edifices. As a consequence, the oldest religious buildings in Glendale date from the 1920s. These include: Holy Family Roman Catholic Church, a fine example of Spanish Baroque architecture designed by A. C. Martin in 1922; First Baptist Church of Glendale, dedicated in 1927; First United Methodist Church, designed by Albert Lindley in 1928; and First Church of Christ, Scientist, a Classical Revival style church designed by Meyer and Holler in 1926. Churches built during the 1930s and 1940s include: North Glendale Methodist Church, an interesting combination of Moderne and Gothic styles designed in 1941 by Harry Pierce; Glendale Second Ward, Church of Jesus Christ of Latter Day Saints, designed in the Streamline Moderne style by Georgius Cannon and constructed in 1939; and Saint Mark's Episcopal Church, constructed of poured concrete in 1948 after a design by Carleton Winslow.

Numerous fraternal orders, women's groups, and country clubs were formed during the early part of the century, enriching the social fabric of Glendale. Groups represented in Glendale social life included Masons, Elks, Eastern Star, Odd Fellows, Knights of Pythias, Grand Army of the Republic (G.A.R.), and others. Women's groups were sometimes formed simply for social purposes. However, several organized around civic and cultural issues. The Tuesday Afternoon Club and the Thursday Afternoon Club in Tropic, as previously described, played key roles in the establishment of the public library. The Women's Christian Temperance Union, organized in 1886, was successful in keeping Glendale a "dry" town until 1932. Women were also involved in the development of the Glendale Symphony Orchestra which was formed in 1923. The buildings which housed these groups were quite diverse. Their architectural style, size, and plan were dependent on the economic means,





taste, and function of each group. The most notable of these buildings which still stand is the Masonic Temple Building at 234 South Brand Boulevard designed by Albert Lindley.

The performing arts were also an integral part of Glendale's cultural life. In addition to concerts given by the Glendale Symphony Orchestra, the Glendale Music Club sponsored musical events by famous artists. Another form of popular entertainment was motion pictures. For a brief time, Glendale was positioned to play an important role in the motion picture industry. In 1909, it became the home of one of the earliest motion picture companies on the West Coast, the Kalem Company. Located at the corner of Orange Street and Broadway, the company later moved to Verdugo Road.

The city's first motion picture theater was the Glendale Theater which opened in 1910. The Majestic opened in 1912 in a storeroom of the Central Building at Broadway and Maryland Avenue. Both closed their doors shortly after the Palace Grand opened in 1914. Located at 131-133 North Brand Boulevard, the building was erected by H. C. Jensen at a cost of \$30,000. The theater was replaced a few years later by commercial space and the building was renamed Jensen's Arcade. This complex contained the Egyptian Village Cafe, a popular eating establishment. In 1919 another theater was constructed on South Brand Boulevard, called the Glendale. The Alex Theatre at 216 North Brand Boulevard opened in 1925 as a movie and vaudeville house. These motion picture theaters often doubled for civic events and performing arts venues until the Glendale Civic Auditorium was constructed in 1939 as a Works Progress Administration (WPA) project.

Although Burbank and Hollywood eventually became the headquarters for the motion picture industry, many actors, writers, and directors of stage and screen lived in Glendale. The "Glendale Theatrical Colony," as it was known, included Harry Duffield, a theater actor; Harry Mestayer, Charles Giblyn, Henry Stockbridge, and Harry Glazier, members of the Burbank stock company; Harry Girard and Agnes Cain Brown, opera singers; George Melford, motion picture director; Roland Bradbury, motion picture director; Bette Davis, actress; and many others. The homes of these individuals may still exist and would be considered as a significant property type associated with the social and cultural life of Glendale, especially as so many of Glendale's motion picture and performing arts venues have been demolished.

One of Glendale's leading architects during the period was Alfred F. Priest. Born in Pierce, Nebraska on No-

vember 1, 1888, Priest moved to San Francisco with his mother and two sisters following the death of his father around 1906. He gained his architectural education through night school and the apprenticeship system. His first major commission was for the Glendale Elk's Club in 1918 (demolished). He went on to design almost fifty residential, commercial, institutional, and governmental buildings in Glendale. These include: Glendale Theater (1920), Harrower Laboratories (1920), the Penderoy Building (1921), the Tuesday Afternoon Club (1922-23, demolished), Security Trust and Savings Bank (1923, now Community Bank), the Pacific Electric Railway Depot (1923, demolished), the Glendale Music Shop (1924), the Russell-Pierce Furniture Store (1925, now George Seeley Furniture Co.), and the Glendale Public Service Building (1929, demolished). The list of Priest buildings is even more impressive considering the fact that he died at the age of forty-two.

Another architect who made his mark on Glendale was Albert G. Lindley. Responsible for the designs of the United Methodist Church (1928-29), the Hotel Glendale (1924-25, with Charles R. Selkirk), the Masonic Temple (1927-28), and the Alex Theatre (1923-24). Lindley began his practice in California in 1912 after a successful architectural career in New York State. An active member of the Methodist Church, Lindley designed over thirty churches for that faith and numerous sanctuaries for congregations of other denominations. He was a resident of Glendale, although he maintained his offices in Los Angeles, and died in 1929.

Roy L. Kent was also an influential member of Glendale's building industry. A contractor who originally was in business with his father, Charles, Kent's firm was responsible for the construction and in many cases the design of numerous commercial buildings in Glendale. In later years, the architectural department of Roy L. Kent Company was under the direction of Charles Cressey, the designer of the First Baptist Church (1927).

The development of the interurban rail line sparked the rapid suburbanization of Glendale; indeed, Glendale was dubbed the "Fastest Growing City in America." By the 1920s, the business center of Glendale shifted to Brand Boulevard and most of the one-story wood frame stores were replaced by multi-storied brick commercial structures. The side streets quickly filled with Craftsman style bungalows and later with a variety of Period Revival style residences. Although the single-family home remained the preferred form of housing in Glendale, multi-family residences were also constructed and included duplexes, fourplexes, and apartment buildings and courts. The 1920s also marked the emergence of the automobile as

an alternative mode of transportation to the "Red Car." In response to the demand created by residents commuting to Los Angeles, automobile dealerships began to open showrooms on Glendale's main thoroughfare, Brand Boulevard.

### Description of Prevalent Property Types

**Single-Family Residences** - Single-family residences date from the turn of the century to the post-war era and consequently display a variety of architectural styles. There may be a few pre-1900 residences; but, most of the oldest surviving houses appear to be Craftsman style bungalows built from the turn of the century to the First World War. The source of inspiration for the Craftsman style came from the ideas of the Arts and Crafts Movement, which stressed the integration of art and nature. The typical Craftsman style residence was characterized by a low-pitched, multi-gabled roof with wide overhanging eaves and exposed rafters. Large porches were often covered by projecting gables supported by artstone, cobblestone, or clinker brick piers. The exterior finish of wood shingles or siding was protected by earth-toned stains. A sense of oneness with the outdoors was further enhanced by wide window openings.

The Craftsman style was eclipsed after the First World War by a variety of Period Revival styles, particularly those of Spanish and Mediterranean origin. The Spanish Colonial Revival style became the dominant architectural mode in Southern California during the 1920s. Consequently, there are some examples of Spanish Colonial Revival bungalows. There are several variations on the style depending on which prototype was used. As such, late Mission Revival, Andalusian, Churrigueresque, and Adobe Revival styles can all be seen as part of the same movement. Residences in Spanish Colonial Revival style were often composed of intersecting masses covered by gabled or flat roofs. Smooth stucco sheathing and red tile roofs were the mainstays of the style. Window and door openings were often recessed to mimic the appearance of adobe construction and were either arched or flat. Other design elements included arcades, patios, decorative tile, and wrought iron.

Another Period Revival style used for residential architecture was the Colonial Revival. The style, popularized during the 1920s and 1930s, was created from a combination of early styles used by seventeenth and eighteenth century colonists on the East Coast. Residences in the Colonial Revival style were typically symmetrical in plan and fenestration pattern and sheathed in narrow clapboard. Eaves were usually extended and boxed. Classically detailed entrances were usually centered on

the primary facade. In some cases, entrances were capped by hoods or small pediments. Other versions extended the porch across the primary facade with triangular or curvilinear pediments supported by Ionic or Doric columns. Craftsman features such as pergolas which extended over the porch and exposed rafters were often used on Colonial Revival bungalows.

**Multi-Family Residences** - Beginning in the late 1920s, a variety of multi family residential structures were built including duplexes, fourplexes, and apartment buildings and courts. Many were constructed in some version of the Spanish Colonial Revival style described above, particularly courtyard apartment buildings. Courtyard apartment buildings combined features of the single-family residences and high-rise apartment buildings. The earliest form of courtyard housing was the bungalow court, a group of detached units placed around a shared central garden. The bungalow court gave rise to a variety of courtyard housing schemes which became very popular during the 1920s and 1930s because they provided a "community within a community."

Large two - and three-story apartment buildings were also executed in the Spanish Colonial Revival style or some other Period Revival style such as Italian Renaissance Revival or Classical Revival. Italian Renaissance Revival style apartment buildings are typically two- or three-story square-shaped structures sheathed with smooth stucco. Topping the structure are flat or low-pitched, hipped roofs with wide eaves, usually supported by decorative brackets. The formal balance is often punctuated by a central entrance. Classical Revival style apartment buildings are similarly rectangular-shaped structures, symmetrical in plan and fenestration pattern, and sheathed in brick. Classical details, often executed in case concrete, are mainstays of the style. Vernacular combinations of these various genres resulted when isolated details were employed on the same building.

**Commercial Buildings** - There are a variety of commercial buildings associated with the economic development of Glendale. Most of these are one and two-story structures with office space above ground floor retail and date from the 1920s or later. The earliest existing structures tend to be simply designed brick vernacular buildings. Some reveal Classical influences in their detailing. Design features such as terra cotta or cast concrete ornamentation and symmetrical organization gave a sense of order to these early commercial buildings. During the same period, many commercial buildings were designed in some version of the Spanish Colonial Revival style. Sheathed in stucco and partially topped by red tiled roofs, these structures were often ornamented with decorative tile and wrought iron.



In the 1930s automobile showrooms began to line Brand Boulevard. Typically designed in the Art Deco and Streamline Moderne styles with bands of zig-zag ornamentation or curvilinear surfaces, a few are fully executed versions of the styles.

**Religious Buildings** - There are many churches associated with the development of religious institutions in Glendale. Churches include: The Holy Family Roman Catholic Church, a fine example of Spanish Baroque architecture designed by A.C. Martin in 1922; the First Baptist Church of Glendale, designed by Charles Cressey in 1927, a Gothic and Spanish Colonial Revival style building; and the Glendale Filipino Seventh Day Adventist Church, a Mediterranean Revival style church at 606 South Louise.







## GOALS AND POLICY OBJECTIVES

### 2.1 PRESERVATION ACTIONS

The effectiveness of the protection of historic resources in Glendale is dependent on the establishment of reasonably attainable goals and policy objectives. Goals are direction setting statements. Policy objectives reflect the attainment of specific ends, conditions or states which are steps in achieving goals. They are specific statements which guide decision making.

### 2.2 HISTORIC PRESERVATION ELEMENT GOALS AND POLICY OBJECTIVES

GOAL 1: Preserve historic resources in Glendale which define community character.

#### POLICY OBJECTIVES:

- 1-1 Encourage support for the importance of history and historic preservation.
- 1-2 Recognize archaeological and historic resources as links to community identity.

- 1-3 Encourage the protection and preservation of archaeological sites and cooperate with institutions of higher learning and interested organizations to record, preserve, or excavate sites.
- 1-4 Require that archaeological surveys and/or monitoring be conducted prior to the issuance of construction permits in archaeologically sensitive areas of the city.
- 1-5 Temporarily suspend construction work when archaeological sites are discovered; establish procedures which allow for the timely investigation and/or excavation of such sites by qualified professionals as may be appropriate.
- 1-6 Discourage demolition of historic resources.
- 1-7 Encourage the preservation and maintenance of historic landscaped areas.
- 1-8 Encourage the preservation of individual historic resources and historic thematic and historic geographic districts.

- 1-9 Support the creation of historic districts of representative land use types such as residential, commercial, and industrial.
- 1-10 Support the preservation and maintenance of historic street furniture including street lights.
- 1-11 Ensure protection of historic resources through enforcement of existing codes.
- 1-12 Support comprehensive studies to discover unrecorded historic resources.

GOAL 2: Create and continue programs and practices which enable an appreciation of history and historic preservation in Glendale.

#### POLICY OBJECTIVES:

- 2-1 Identify representative architectural types and styles from various periods in history.
- 2-2 Survey all potential historic resources in Glendale.
- 2-3 Whenever indicated by research and authorized by the property owner, list significant historic resources in the Glendale Register of Historic Resources.
- 2-4 Develop a program to list all significant historic resources in the Glendale Register of Historic Resources.
- 2-5 Promote the use of the State Historical Building Code.
- 2-6 Provide historic preservation incentives for resource protection and continue to add more incentives as opportunities arise.
- 2-7 Establish and maintain a comprehensive inventory of Glendale's historic resource surveys.
- 2-8 Establish a program jointly with the Glendale Unified School District which will provide a curriculum which recognizes the importance of historic preservation.
- 2-9 Seek listing for appropriate properties on the National Register of Historic Places and the California State Register of Historical Resources.

- 2-10 Encourage the establishment of a city history museum.
- 2-11 Memorialize historic people, places, and events through a historic plaque program.
- 2-12 Complete historic resource surveys for the entire city targeting the most critical areas first.
- 2-13 Expand the base of historic information through the continued collection of anecdotal information in oral history interviews.
- 2-14 Conduct public information sessions to inform the public about the availability of incentives for designated historic resources in Glendale.
- 2-15 Develop a public outreach program (including, but not limited to the production of a professional quality videotape, signage, plaques, walking tours, brochures) which will demonstrate the benefits of historic preservation.
- 2-16 Establish a program which will preserve portions of historic resources, including facade features at their original sites.
- 2-17 Reuse existing historic architectural elements in new construction when preservation of historic resources is not feasible.
- 2-18 Support the preservation of street furniture in its original location.
- 2-19 Support the reuse of historic street furniture in historically appropriate settings when its original location is not feasible.
- 2-20 Develop an archive for historically important documents and artifacts.
- 2-21 Establish a program to recognize private efforts to preserve Glendale's history by proclamation.
- 2-22 Continue to consult with the State's Historical Resources Information Center by periodically updating the archaeological records search prepared for the city in 1997.
- 2-23 Encourage funding of historic preservation projects (including, but not limited to Community Development Block Grants).





- 2-24 Establish a program for disseminating information on the provisions of the Historic Preservation Ordinance.
- 2-25 Establish a program for disseminating information on the restoration, rehabilitation, and renovation of historic resources.
- 2-26 Revise and update the Historic Preservation Element and the Glendale Register of Historic Resources at least every five years and review the implementation of policy objectives every two years.
- 2-27 Discourage relocation of historic resources.
- 2-28 Establish a program which will allow the relocation of historic resources within the city when onsite retention is not feasible.
- 2-29 Recognize achievements in historic preservation by individuals and groups through appropriate award programs.
- 2-30 Establish a program which requires mitigation monitoring to include payment of fees to subsidize preservation of historic resources and storage space for artifacts.
- 2-31 Participate in the statewide mitigation monitoring fund which would be used for the preservation of local resources.
- 2-32 Encourage the creation of a community based endowment fund which would benefit historic preservation.
- 2-33 Encourage sensitivity to Native American concerns and values involving aboriginal archaeological sites; consult with representative Native American groups when prehistoric archaeological sites are discovered.





## IMPLEMENTATION

### 3.1 IMPLEMENTATION

Implementation is generally defined as action, procedure or technique for carrying out policy objectives. Implementation of historic preservation policy objectives in Glendale is viewed as a community effort. Since archaeological and historic resources aid in defining community character, various members of the community should be directly involved in their preservation. The City, other public entities, community groups, and individuals should all be involved.

The following chart (Chart 3-1), shows in a simplified format the parties, who are responsible for implementing each of the identified historic preservation policy objectives. In many cases implementation is a joint effort, shared by the City and other groups and individuals. In a few instances the City retains the sole responsibility of establishing or creating programs which will assist others in their preservation efforts.



## IMPLEMENTATION OF GOALS AND POLICY OBJECTIVES

Goals and Policy Objectives	City	Other Public Entity	Community Groups	Private Individual
Goal 1: Preserve historic resources in Glendale which define community character.				
Policy Objectives:				
1-1 Encourage support for the importance of history and historic preservation.	●	●	●	●
1-2 Recognize archaeological and historic resources as links to community identity.	●	●	●	●
1-3 Encourage the protection and preservation of archaeological sites and cooperate with institutions of higher learning and interested organizations to record, preserve, or excavate sites.	●	●	●	●
1-4 Require archaeological surveys and/or monitoring be conducted prior to the issuance of construction permits in archaeological sensitive areas of the city.	●			
1-5 Temporarily suspend construction work when archaeological sites are discovered; establish procedures which allow for the timely investigation and/or excavation of such sites by qualified professionals as may be appropriate.	●			
1-6 Discourage demolition of historic resources.	●			
1-7 Encourage the preservation and maintenance of historic landscaped areas.	●	●	●	●
1-8 Encourage the preservation of individual historic resources and historic thematic and historic geographic districts.	●	●		
1-9 Support the creation of historic districts of representative land use types such as residential, commercial, and industrial.	●			
1-10 Support the preservation and maintenance of historic street furniture including street lights.	●	●	●	●
1-11 Insure protection of historic resources through enforcement of existing codes.	●	●		
1-12 Support comprehensive studies to discover unrecorded historic resources.	●	●	●	●



CHART 3-1 CONTINUED

## IMPLEMENTATION OF GOALS AND POLICY OBJECTIVES

Goals and Policy Objectives	City	Other Public Entity	Community Groups	Private Individual
2-12 Complete historic resource surveys for the entire city targeting the most critical areas first.	●			
2-13 Expand the base of historic information through the continued collection of anecdotal information in oral history interviews.	●	●	●	●
2-14 Conduct public information sessions to inform the public about the availability of incentives for designated historic resources in Glendale.	●		●	
2-15 Develop a public outreach program (including, but not limited to the production of a professional quality videotape, signage, plaques, walking tours, brochures) which will demonstrate the benefits of historic preservation.	●	●	●	●
2-16 Establish a program which will preserve portions of historic resources, including facade features at their original sites.	●			
2-17 Reuse existing historic architectural elements in new construction when preservation of historic resources is not feasible.	●	●	●	
2-18 Support the preservation of street furniture in its original location.	●		●	●
2-19 Support the reuse of historic street furniture in historically appropriate settings when its original location is not feasible.	●			
2-20 Develop an archive for historically important documents and artifacts.	●			
2-21 Establish a program to recognize private efforts to preserve Glendale's history by proclamation.	●			
2-22 Continue to consult with the State's Historical Resources Information Center by periodically updating the archaeological records search prepared for the city in 1997.	●			
2-23 Encourage funding of historic preservation projects (including, but not limited to Community Development Block Grants).	●			





CHART 3-1 CONTINUED

## IMPLEMENTATION OF GOALS AND POLICY OBJECTIVES

Goals and Policy Objectives	City	Other Public Entity	Community Groups	Private Individual
2-24 Establish a program for disseminating information on the provisions of the Historic Preservation Ordinance.	●	●	●	●
2-25 Establish a program for disseminating information on the restoration, rehabilitation, and renovation of historic resources.	●			
2-26 Revise and update the Historic Preservation Element and the Glendale Register of Historic Resources at least every five years and review the implementation of policy objectives every two years.	●			
2-27 Discourage relocation of historic resources.	●			
2-28 Establish a program which will allow the relocation of historic resources within the city when onsite retention is not feasible.	●			
2-29 Recognize achievements in historic preservation by individuals and groups through appropriate award programs.	●	●		
2-30 Establish a program which requires mitigation monitoring to include payment of fees to subsidize preservation of historic resources and storage space for artifacts.	●	●		
2-31 Participate in the statewide mitigation monitoring fund which would be used for the preservation of local resources.	●	●		
2-32 Encourage the creation of a community based endowment fund which would benefit historic preservation.	●		●	
2-33 Encourage sensitivity to Native American concerns and values involving aboriginal archaeological sites; consult with representative Native American groups when prehistoric archaeological sites are discovered.	●	●	●	●





## GLOSSARY

"Historic archaeological site," means the place or places where physical evidence of cultures post-date the arrival of Europeans in the New World.

"Historic district" means a geographic area including thematic area encompassing designated historic resources with specific boundaries as adopted by City Council.

"Historic resource" means any site, building, structure, area or place, man-made or natural, which is historically or archaeologically significant in the cultural, architectural, educational, social, political, or military heritage of the city.

"Geographic historic district" means a specified contiguous area encompassing at least one contributing historic resource.

"Inventory" is a product of a survey. It is an organized compilation of information on properties which have been professionally surveyed and found to be potentially significant or significant.

"Mitigation monitoring" means a program which ensures compliance with environmental mitigation measures during project implementation.

"Prehistoric archaeological site" means the place or places

where the remnants of a past culture survive in a physical context that allows for the interpretation of those remains.

"Potential designated historic resource or district" shall mean a resource or district which is officially proposed for listing in the Glendale Register of Historic Resources for which a final action has not occurred.

"Reconnaissance survey" means an inspection of an area, most useful for characterizing its resources in general and for developing a basis for deciding how to organize and orient more detailed survey efforts.

"Survey" means a process of identifying and gathering data on historic resources. It includes field survey, the physical search for and recording historic resources on the ground, and planning and background research before field survey begins, organization and presentation of survey data as the survey proceeds, and the development of inventories.

"Thematic historic district" means a specified area in which a particular resource type is encompassed. The district need not be contiguous in geography, but must include at least one contributing historic resource. Examples of the themes exhibited are: medical facilities, theaters and, multi-story art deco office buildings.







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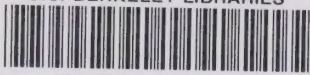
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